



Stewarts Point/Skaggs Springs Road Post Mile 19.67

EXHIBIT A  
PERMANENT EASEMENT

Lying within the unincorporated area of County of Sonoma, State of California and being a portion of the lands of Edward Tan as described by Grant Deed recorded under Document Number 2021-004416, Sonoma County Records, said portion is more particularly described as follows:

EASEMENT 'A'

COMMENCING at a 1/2 inch iron pipe with yellow plug stamped "PLS 8614", from which point a 1/2 inch iron pipe with yellow plug stamped "PLS 8614" lies South 16°14'19" East 327.95 feet; thence South 42°06'08" West 37.90 feet to a point on the centerline of the 40.00 foot right-of-way of Stewart's Point Skaggs Springs Road; thence along said centerline, North 17°38'16" West 53.20 feet; thence leaving said centerline, North 72°21'44" East 20.00 feet to a point on the easterly right-of-way of said Stewart's Point Skaggs Springs Road, said point being the POINT OF BEGINNING; thence along said easterly right-of-way, North 17°38'16" West 50.60 feet; thence continuing along said easterly right-of-way, North 9°21'44" East 219.90 feet; thence North 5°21'44" East 445.89 feet; thence leaving said easterly right-of-way, South 84°38'16" East 5.00 feet; thence South 6°29'12" West 190.48 feet; thence South 83°38'12" East 12.28 feet; thence South 6°21'48" West 521.26 feet; to the POINT OF BEGINNING.

Containing 0.17 acres, more or less.

EASEMENT 'B'

COMMENCING at a 1/2 inch iron pipe with yellow plug stamped "PLS 8614", from which point a 1/2 inch iron pipe with yellow plug stamped "PLS 8614" lies South 16°14'19" East 327.95 feet; thence South 42°06'08" West 37.90 feet to a point on the centerline of the 40.00 foot right-of-way of Stewart's Point Skaggs Springs Road; thence South 72°21'44" West 20.00 feet to a point on the westerly right-of-way of said Stewart's Point Skaggs Springs Road, said point being the POINT OF BEGINNING; thence along said westerly right-of-way, North 17°38'16" West 113.41; thence continuing along said westerly right-of-way, North 9°21'44" East 228.10 feet; thence North 5°21'44" East 248.86 feet; thence leaving said right-of-way, North 84°38'16" West 34.90 feet; thence South 6°41'03" West 265.43 feet; thence South 3°50'48" West 161.96 feet; thence South 14°01'29" East 167.12 feet; thence North 72°21'44" East 10.50 feet, to the POINT OF BEGINNING.

Containing 0.38 acres, more or less.

END OF DESCRIPTION

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Page 1 of 2

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Being a portion of APN 123-080-004.

Basis of bearings: California Coordinate System, Zone 2, NAD 83, Epoch 2017.50 as determined locally by a line between Continuous Global Positioning Systems (CGPS) Station P182 and Station P188; being North 11°36'59" West as derived from geodetic values published by the California Spatial Reference Center (CSRC).

Prepared by Cinquini & Passarino, Inc.

**Preliminary**

02/15/2022 4:09:54 PM

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Anthony G. Cinquini, PLS 8614

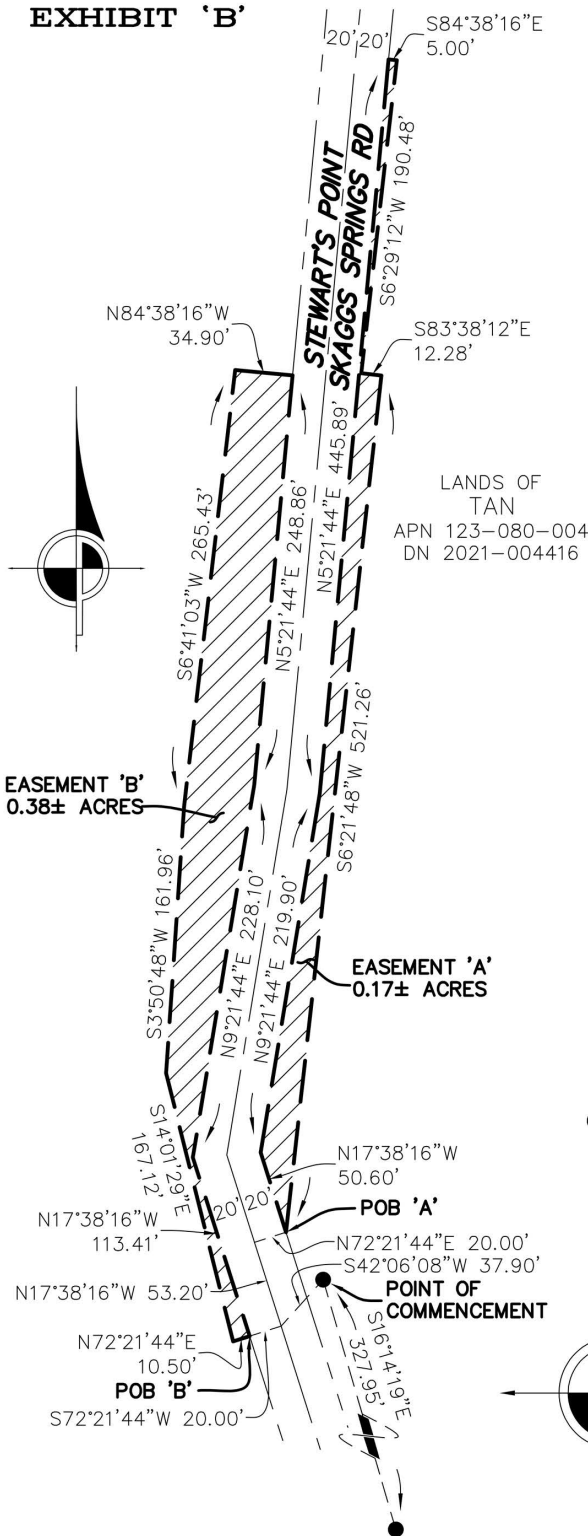
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Date

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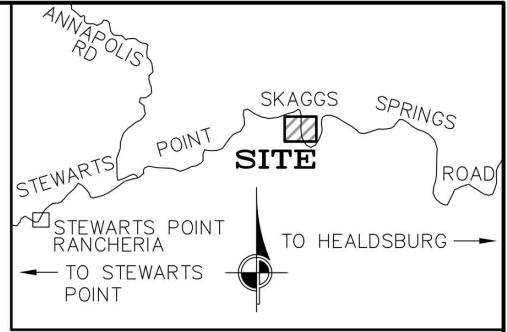
Page 2 of 2

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**EXHIBIT 'B'**



LANDS OF TAN  
 APN 123-080-004  
 DN 2021-004416



**BASIS OF BEARINGS**

CALIFORNIA COORDINATE SYSTEM, ZONE 2, NAD 83, EPOCH 2017.50 AS DETERMINED LOCALLY BY A LINE BETWEEN CONTIGUOUS GLOBAL POSITIONING SYSTEMS (CGPS) STATION P182 AND STATION P188; BEING NORTH 11°36'59" WEST AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC).

**LEGEND**

- PERMANENT EASEMENT AREA
- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- SURVEY TIE
- 1/2" IRON PIPE WITH YELLOW PLUG "PLS 8614"
- POB POINT OF BEGINNING
- DN DOCUMENT NUMBER

COMBINED PERMANENT EASEMENT AREA: 0.55± ACRES

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 △ CONSTRUCTION Phone: (707) 542-6268  
 △ SUBDIVISIONS Fax: (707) 542-2106  
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 Feb 15, 2022 4:05pm



JOB NAME: STEWARTS PT/SKAGGS SPRINGS ROAD SLIDE REPAIR PROJECT - PM19.67	DRAWN BY: AJD	CHECKED BY: AGC
DESCRIPTION: PERMANENT EASEMENT	SCALE: 1"=100'	DATE: 2/9/22
	JOB #: 9062-20	PAGE: 2 OF 2

**RECORDING REQUESTED BY**

**COUNTY OF SONOMA**  
.....

**WHEN RECORDED, RETURN TO:**

**EXECUTIVE SECRETARY  
DEPARTMENT OF PUBLIC  
INFRASTRUCTURE  
2300 County Center, Ste. B100  
Santa Rosa, CA 95403**

**EXHIBIT B**

**SPACE ABOVE THIS LINE IS FOR RECORDER'S USE**

Project Name: Stewarts Point/Skaggs Springs Road PM 19.67 – Road Repair Project  
APN: 123-080-004 (portion of)  
Dated \_\_\_\_\_, 20\_\_

Record free per Gov. Code  
6103. Required by Sonoma  
County Dept. of Public  
Infrastructure.

**GRANT OF TEMPORARY CONSTRUCTION EASEMENT**

**EDWARD TAN, AN UNMARRIED MAN**, (hereinafter referred to as “Grantor”)

**GRANT(S) TO: THE COUNTY OF SONOMA, A POLITICAL SUBDIVISION  
OF THE STATE OF CALIFORNIA, TEMPORARY EASEMENTS FOR:**

Exclusive TEMPORARY CONSTRUCTION EASEMENTS for all purposes necessary for the construction of improvements for the Stewarts Point/Skaggs Springs Road PM 19.67 - Road Repair Project. Such purposes, as necessary, to include, but not limited to, work area, storage of materials and equipment, including trucks and tractors, as well as ingress to and egress from the property during the construction period shown below.

THE TEMPORARY CONSTRUCTION EASEMENTS CONSISTS OF THE FOLLOWING DESCRIBED PARCEL:

All that Real property situated in the unincorporated area of the County of Sonoma, State of California, described as follows:

**SEE EXHIBITS "A" (as Temporary Construction Easements A, B, C, D and E) and "B" (as Temporary Construction Easements A, B, C, D and E) ATTACHED**

Said Temporary Construction Easement shall commence on April 1, 2024 and terminate on March 31, 2027 or upon the filing of the Notice of Completion at the Sonoma County Recorder's Office for the project entitled “Stewarts Point/Skaggs Springs Road PM 19.67 – Road Repair Project”, whichever shall occur first.

**GRANTOR:**

**EDWARD TAN, AN UNMARRIED MAN**

By: \_\_\_\_\_

Name printed: \_\_\_\_\_

Title: \_\_\_\_\_

EXHIBIT 'A'  
TEMPORARY CONSTRUCTION EASEMENT

Lying within the unincorporated area of County of Sonoma, State of California and being a portion of the lands of Edward Tan as described by Grant Deed recorded under Document Number 2021-004416, Sonoma County Records, said portion is more particularly described as follows:

TCE 'A'

COMMENCING at a 1/2 inch iron pipe with yellow plug stamped "PLS 8614", from which point a 1/2 inch iron pipe with yellow plug stamped "PLS 8614" lies South 16°14'19" East 327.95 feet; thence South 72°21'44" West 32.73 feet to a point on the centerline of the 40.00 foot right-of-way of Stewart's Point Skaggs Springs Road; thence along said centerline, North 17°38'16" West 34.10 feet; thence leaving said centerline, North 72°21'44" East 20.00 feet to the easterly right-of-way of said Stewart's Point Skaggs Springs Road and the POINT OF BEGINNING; thence along said easterly right-of-way, South 17°38'16" East 206.70 feet; thence leaving said easterly right-of-way, North 8°57'02" West 62.23 feet; thence North 13°58'55" West 77.79 feet; thence North 15°35'33" West 98.62 feet; thence North 46°34'35" West 4.67 feet; thence South 6°21'48" West 38.40 feet to the POINT OF BEGINNING.

Containing 2,594 square feet, more or less.

TCE 'B'

COMMENCING at a 1/2 inch iron pipe with yellow plug stamped "PLS 8614", from which point a 1/2 inch iron pipe with yellow plug stamped "PLS 8614" lies South 16°14'19" East 327.95 feet; thence South 72°21'44" West 32.73 feet to a point on the centerline of the 40.00 foot right-of-way of Stewart's Point Skaggs Springs Road; thence along said centerline, North 17°38'16" West 89.51 feet; thence continuing along said centerline, North 9°21'44" East 131.29 feet; thence leaving said centerline, North 80°38'16" West 52.75 feet to the POINT OF BEGINNING; thence North 80°50'16" West 24.71 feet; thence North 0°01'39" West 203.90 feet; thence North 89°58'21" East 45.21 feet to a point that lies 37.89 feet perpendicular to the westerly right-of-way of Stewart's Point Skaggs Springs Road; thence South 6°41'03" West 135.92 feet; thence South 3°50'48" West 73.03 feet to the POINT OF BEGINNING.

Containing 6,940 square feet, more or less.

TCE 'C'

COMMENCING at a 1/2 inch iron pipe with yellow plug stamped "PLS 8614", from which point a 1/2 inch iron pipe with yellow plug stamped "PLS 8614" lies

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Page 1 of 7

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EXHIBIT 'A'  
TEMPORARY CONSTRUCTION EASEMENT

South 16°14'19" East 327.95 feet; thence South 72°21'44" West 32.73 feet to a point on the centerline of the 40.00 foot right-of-way of Stewart's Point Skaggs Springs Road; thence along said centerline, North 17°38'16" West 89.51 feet; thence continuing along said centerline, North 9°21'44" East 224.00 feet; thence North 5°21'44" East 316.82 feet; thence leaving said centerline, South 84°38'16" East 20.00 feet to the easterly right-of-way of Stewart's Point Skaggs Springs Road; thence leaving said easterly right-of-way, South 84°38'16" East 2.48 feet to the POINT OF BEGINNING; thence North 6°29'12" East 71.92 feet to a point that lies 3.89 feet perpendicular to said easterly right-of-way; thence South 0°44'05" East 24.09 feet; thence South 6°48'51" East 34.46 feet; thence South 45°01'27" West 16.98 feet; thence South 23°50'55" West 1.27 feet to the POINT OF BEGINNING.

Containing 346 square feet, more or less.

TCE 'D'

COMMENCING at a 1/2 inch iron pipe with yellow plug stamped "PLS 8614", from which point a 1/2 inch iron pipe with yellow plug stamped "PLS 8614" lies South 16°14'19" East 327.95 feet; thence South 72°21'44" West 32.73 feet to a point on the centerline of the 40.00 foot right-of-way of Stewart's Point Skaggs Springs Road; thence along said centerline, North 17°38'16" West 89.51 feet; thence continuing along said centerline, North 9°21'44" East 224.00 feet; thence North 5°21'44" East 454.94 feet; thence leaving said centerline, South 84°38'16" East 20.00 feet to the easterly right-of-way of Stewart's Point Skaggs Springs Road and the POINT OF BEGINNING; thence along said easterly right-of-way, North 5°21'44" East 172.83 feet; thence leaving said easterly right-of-way, South 7°59'58" East 82.77 feet; thence South 12°14'24" West 70.08 feet; thence South 30°38'58" West 25.14 feet to the POINT OF BEGINNING.

Containing 1,931 square feet, more or less.

TCE 'E'

COMMENCING at a 1/2 inch iron pipe with yellow plug stamped "PLS 8614", from which point a 1/2 inch iron pipe with yellow plug stamped "PLS 8614" lies South 16°14'19" East 327.95 feet; thence North 3°42'04" East 1016.95 feet to the POINT OF BEGINNING; thence North 0°18'31" East 167.18 feet; thence South 42°59'21" East 69.98 feet; thence South 0°42'56" East 89.30 feet; thence South 61°46'42" West 56.45 feet to the POINT OF BEGINNING.

Containing 6,247 square feet, more or less.

END OF DESCRIPTION

Being a portion of APN 123-080-004.

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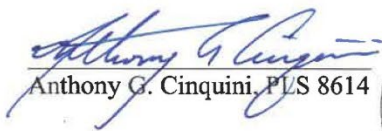
Page 2 of 7

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EXHIBIT 'A'  
TEMPORARY CONSTRUCTION EASEMENT

Basis of bearings: California Coordinate System, Zone 2, NAD 83, Epoch 2017.50 as determined locally by a line between Continuous Global Positioning Systems (CGPS) Station P182 and Station P188; being North 11°36'59" West as derived from geodetic values published by the California Spatial Reference Center (CSRC).

Prepared by Cinquini & Passarino, Inc.

  
Anthony G. Cinquini, PLS 8614



2/12/2022  
Date

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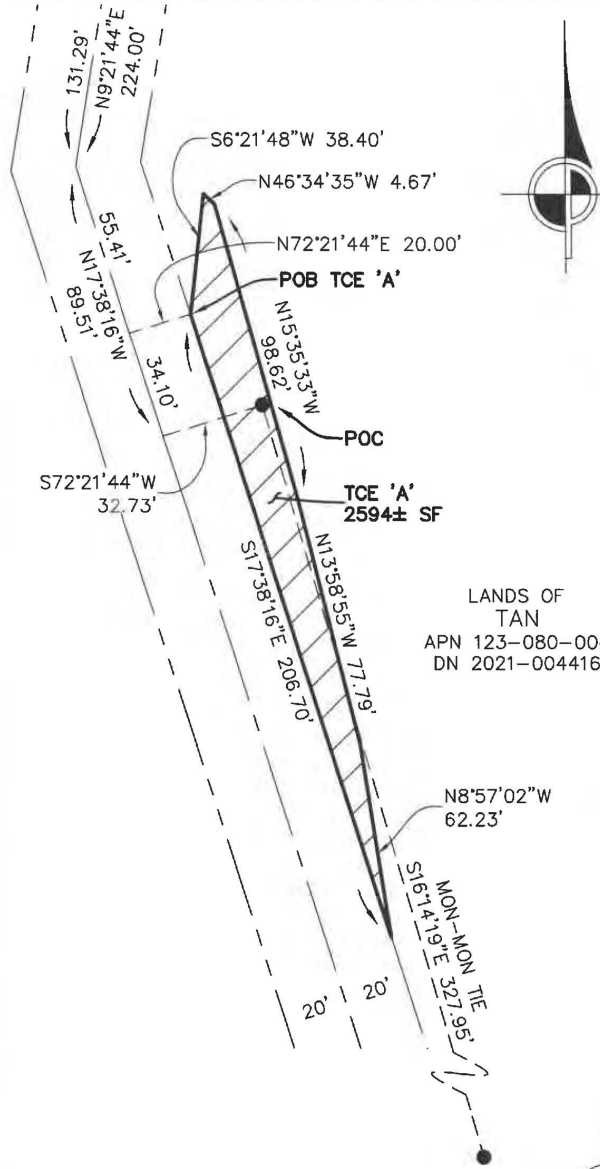
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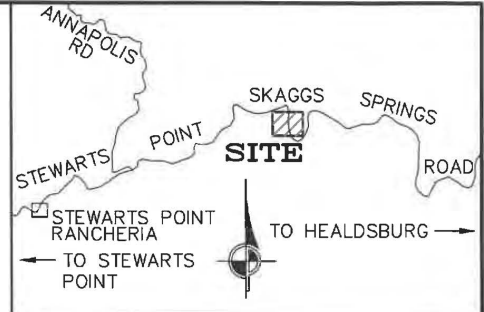


**EXHIBIT 'B'  
(TCE 'A')**

**MATCH LINE 1 — SEE NEXT SHEET**



LANDS OF  
TAN  
APN 123-080-004  
DN 2021-004416



**SITE MAP  
NO SCALE**

**LEGEND**

- TEMPORARY CONSTRUCTION EASEMENT AREA
- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- SURVEY TIE
- 1/2" IRON PIPE WITH YELLOW PLUG "PLS 8614"
- POB** POINT OF BEGINNING
- POC** POINT OF COMMENCEMENT
- TCE** TEMPORARY CONSTRUCTION EASEMENT
- DN** DOCUMENT NUMBER

**BASIS OF BEARINGS**

CALIFORNIA COORDINATE SYSTEM, ZONE 2, NAD 83, EPOCH 2017.50 AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING SYSTEMS (CGPS) STATION P182 AND STATION P188; BEING NORTH 11°36'59" WEST AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC).

COMBINED TCE AREA: 18,058± SF (0.41± ACRES)

THIS DIAGRAM IS FOR GRAPHIC PURPOSES ONLY. ANY ERRORS OR OMISSIONS SHALL NOT AFFECT THE LEGAL DESCRIPTION.

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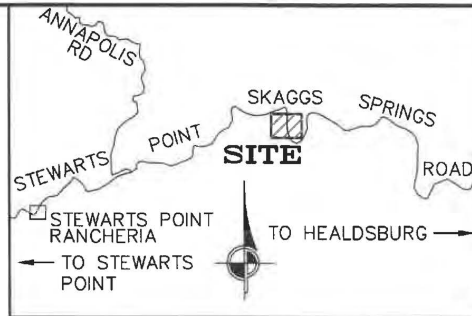


JOB NAME: STEWARTS PT/SKAGGS SPRINGS ROAD SLIDE REPAIR PROJECT - PM19.67	DRAWN BY: AJD	CHECKED BY: AGC
DESCRIPTION: TEMPORARY CONSTRUCTION EASEMENT	SCALE: 1"=50'	DATE: 8/12/22
	JOB #: 9062-20	PAGE: 4 OF 7

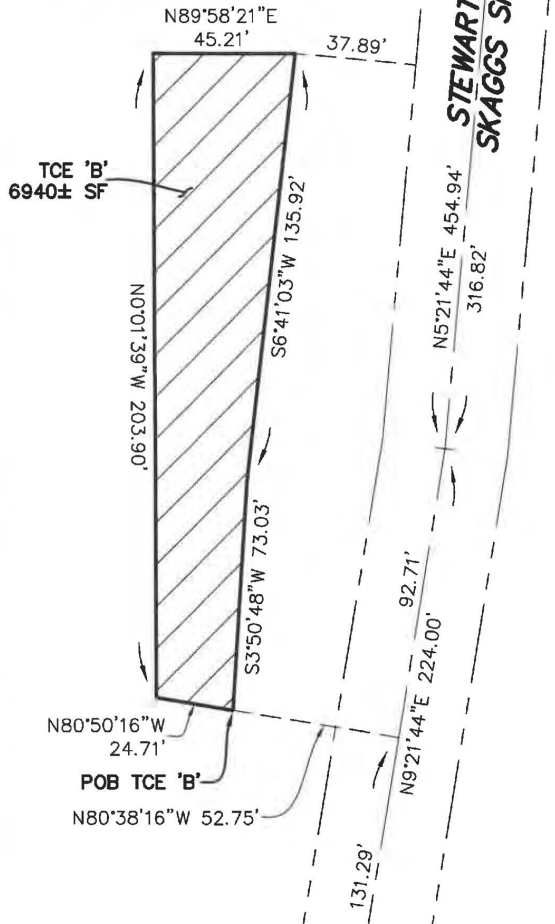
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Aug 12, 2022 - 11:39am

**EXHIBIT 'B'**  
**(TCE 'B')**

**MATCH LINE 2**  
**SEE NEXT SHEET**



**SITE MAP**  
**NO SCALE**



**LEGEND**

- TEMPORARY CONSTRUCTION EASEMENT AREA
- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- SURVEY TIE
- 1/2" IRON PIPE WITH YELLOW PLUG "PLS 8614"
- POB** POINT OF BEGINNING
- POC** POINT OF COMMENCEMENT
- TCE** TEMPORARY CONSTRUCTION EASEMENT
- DN** DOCUMENT NUMBER

**BASIS OF BEARINGS**

CALIFORNIA COORDINATE SYSTEM, ZONE 2, NAD 83, EPOCH 2017.50 AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING SYSTEMS (CGPS) STATION P182 AND STATION P188; BEING NORTH 11°36'59" WEST AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC).

**COMBINED TCE AREA: 18,058± SF (0.41± ACRES)**

**MATCH LINE 1**  
**SEE PREVIOUS SHEET**



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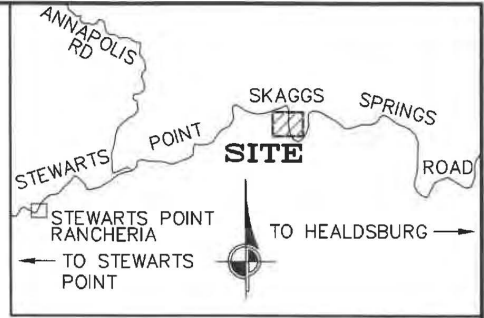


<b>JOB NAME:</b> STEWARTS PT/SKAGGS SPRINGS ROAD SLIDE REPAIR PROJECT - PM19.67	<b>DRAWN BY:</b> AJD	<b>CHECKED BY:</b> AGC
<b>DESCRIPTION:</b> TEMPORARY CONSTRUCTION EASEMENT	<b>SCALE:</b> 1"=50'	<b>DATE:</b> 8/12/22
	<b>JOB #:</b> 9062-20	<b>PAGE:</b> 5 OF 7

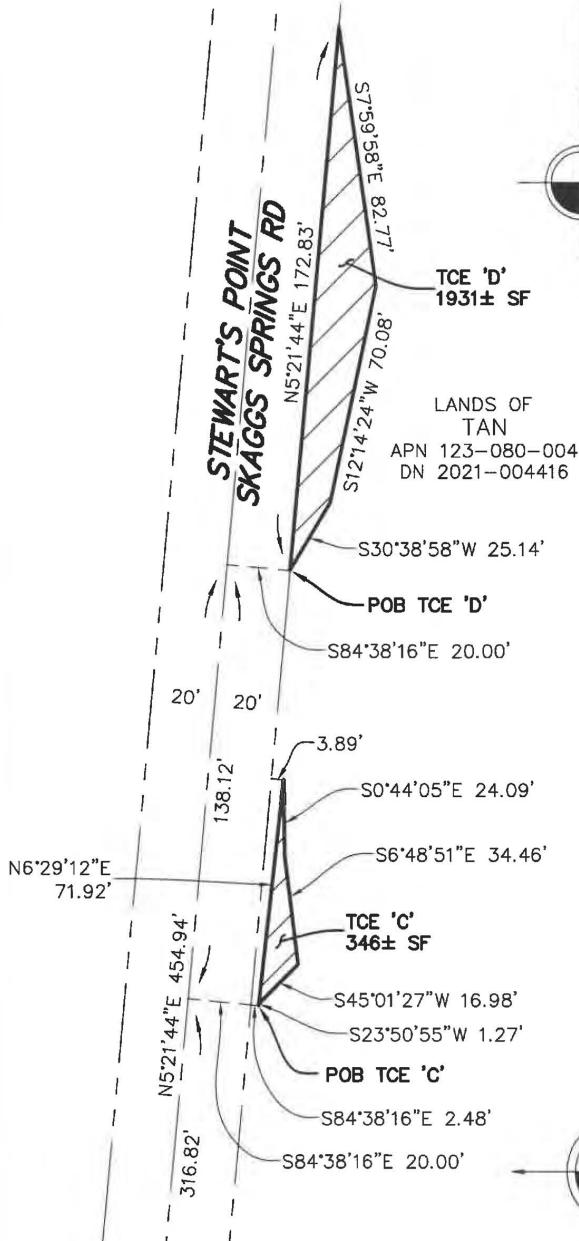
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**EXHIBIT 'B'**  
**(TCE 'C'/TCE 'D')**

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**SITE MAP**  
**NO SCALE**



**LEGEND**

- TEMPORARY CONSTRUCTION EASEMENT AREA
- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- SURVEY TIE
- 1/2" IRON PIPE WITH YELLOW PLUG "PLS 8614"
- POB** POINT OF BEGINNING
- POC** POINT OF COMMENCEMENT
- TCE** TEMPORARY CONSTRUCTION EASEMENT
- DN** DOCUMENT NUMBER

**BASIS OF BEARINGS**

CALIFORNIA COORDINATE SYSTEM, ZONE 2,  
NAD 83, EPOCH 2017.50 AS DETERMINED  
LOCALLY BY A LINE BETWEEN CONTINUOUS  
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**MATCH LINE 2**  
**SEE PREVIOUS SHEET**

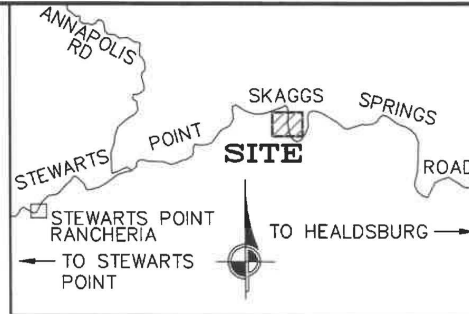


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	<b>JOB #:</b> 9062-20	<b>PAGE:</b> 6 OF 7

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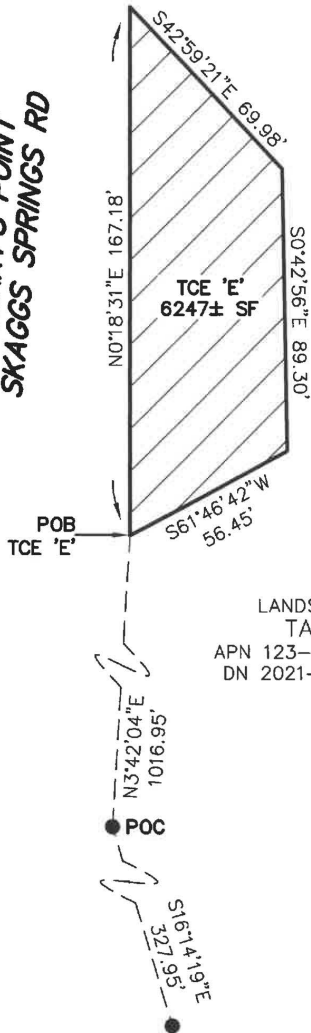
**EXHIBIT 'B'  
(TCE 'E')**

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**SITE MAP  
NO SCALE**

**STEWART'S POINT  
SKAGGS SPRINGS RD**



LANDS OF  
TAN  
APN 123-080-004  
DN 2021-004416

**LEGEND**

- TEMPORARY CONSTRUCTION EASEMENT AREA
- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- SURVEY TIE
- 1/2" IRON PIPE WITH YELLOW PLUG "PLS 8614"
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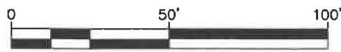
**BASIS OF BEARINGS**

CALIFORNIA COORDINATE SYSTEM, ZONE 2,  
NAD 83, EPOCH 2017.50 AS DETERMINED  
LOCALLY BY A LINE BETWEEN CONTINUOUS  
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COMBINED TCE AREA: 18,058± SF (0.41± ACRES)

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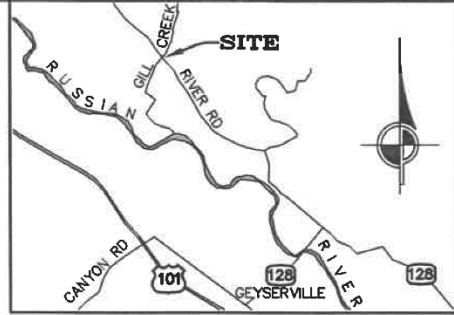
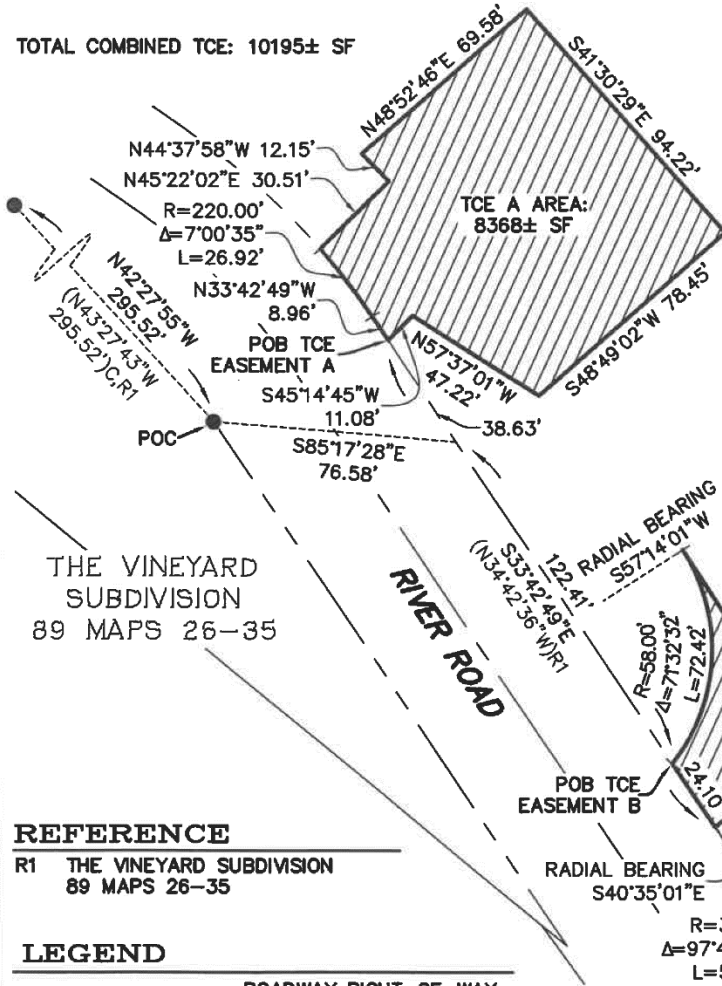
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 Aug 12, 2022 - 11:40am

**EXHIBIT 'B'**

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TOTAL COMBINED TCE: 10195± SF



SITE MAP  
NO SCALE

**NOTE**

SUBJECT PARCEL AREA SHOWN IS FOR REFERENCE ONLY AND IS BASED ON COUNTY ASSESSOR DATA. THE PARCEL AREA HAS NOT BEEN VERIFIED AS A PART OF THIS SURVEY.

LANDS OF  
VINEYARD CLUB, INC.  
APN 141-250-011  
2242 O.R. 386  
AREA: 4.03± ACRES

THE VINEYARD  
SUBDIVISION  
89 MAPS 26-35

**REFERENCE**

R1 THE VINEYARD SUBDIVISION  
89 MAPS 26-35

**LEGEND**

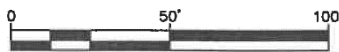
- ROADWAY RIGHT-OF-WAY
- - - ROADWAY CENTERLINE
- \_\_\_\_\_ ADJACENT PROPERTY LINE
- SURVEY TIE
- ▨ TCE AREA
- FOUND 1/2" IRON PIPE PER R1, NOT TAGGED
- TCE TEMPORARY CONSTRUCTION EASEMENT
- DN DOCUMENT NUMBER
- SF SQUARE FEET
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- C CALCULATED

**BASIS OF BEARINGS**

THE BEARINGS FOR THIS SURVEY ARE IDENTICAL TO THE TOPOGRAPHIC SURVEY PERFORMED BY THE COUNTY SONOMA FOR THE GILL CREEK BRIDGE UPGRADE PROJECT AND ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE II.

**CINQUINI & PASSARINO, INC.  
LAND SURVEYING**

△ BOUNDARY  
△ TOPOGRAPHIC  
△ CONSTRUCTION  
△ SUBDIVISIONS  
1360 No. Dutton Ave.  
Santa Rosa, Ca. 95401  
Phone: (707) 542-6268  
Fax: (707) 542-2106  
WWW.CINQUINIPASSARINO.COM



JOB NAME: GILL CREEK BRIDGE REPLACEMENT	DRAWN BY: AJD	CHECKED BY: AGC
DESCRIPTION: TEMPORARY CONSTRUCTION EASEMENT - LANDS OF VINEYARD CLUB, INC.	SCALE: 1"=50'	DATE: 1/5/23
	JOB #: 7038-15	PAGE: 3 OF 3

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Feb 17, 2023 - 1:46pm